

# D E S I G N   &   A C C E S S   S T A T E M E N T

## **Proposal for a new lower ground floor rear extension & layout alteration to add a third bedroom at 47a King Henry's Road, Primrose Hill, NW3 3QR**

### **Location**

This property is situated in one of London's most vibrant and secluded residential areas, and is in close vicinity to schools, public transport, leisure & sport facilities and Parks.

### **Existing Development**

The 2-bedroom flat is in a Victorian Semi-D property at lower ground floor with a very large and long garden, and there are 3 more flats over 3 floors above.

### **The Householders**

This application is for a rear extension to create a third bedroom, a missing bathroom and a kitchen, dining and living area suitable for a family with 2 young children, involving remodelling of the entire flat layout.

### **The Context and Heritage Statement**

Part of King Henry's Road is on a local heritage list (ref 645 1-49 odd 8-45 even), and on this list King Henry's Road is categorized in the context of '**a group of buildings**' which relates to **category 3 - townscape significance**. This specific new list was introduced in the context of the expanding conservation area approach in vicinity to the Primrose Hill area. (see attached heritage list)

The single buildings are therefore not listed as such but will need to be preserved as part of a historic townscape, i.e. the street frontages and views into the narrow sunken side passages need to be preserved. The rears can therefore be added to in a sympathetic conservation approach.

The mid-century Victorian building street fronts provide a high-quality unaltered townscape appearance to this road hiding some very long gardens in the rear only to be guessed by the sunken side passages between the Semi-D's.

However, there have been past ground floor extensions prior to the Heritage List being introduced that can be partially seen from the road, either filling in the rear of the side passage between the side wall and boundary wall, or only seen partially since butting on to the garden boundary wall.

There is no example of a current rear extension on this side of the road since the List has been introduced, and it has not been possible to establish any recent development on the opposite side towards the railway. It is therefore not possible to establish a development pattern in similar context, and more specifically in the context of dealing sympathetically with the integration of the first floor bay window on legs. This proposal aims to create an accommodation and sympathetic solution with this feature.

Regarding heritage enhancement and benefit, there will be no alterations at all to the local townscape heritage as a benefit in contrast to previous extensions, and the proposed shape of the rear extension rather than enhancing the heritage building would attempt to subordinate to the host building by using similar roof shape and materials in an unobtrusive way.

### **Amended Design**

The rear first floor bay window on legs is in the middle of the rear elevation implying any lower ground floor rear extension having to visually accommodate this feature in a new way. This should not prevent using the generous scale rear from allowing some reasonable room size ground floor extensions in the context of these very large buildings and gardens.

**In this revised application, the floor level of the extension has been sunken down by 3 steps, and the rear extension size has been reduced from 5.8m depth and 6.7m width to 3.6m depth and 5m width. The previously flat roof proposal has been changed into a pitch roof sloping down from the first floor bay window to achieve a further visual relationship with the period context.**

These new configurations achieve a balanced subordination to the large 4 story host property with its deep 11m gable side wall and 12m height under the 2.5m high pitch roof, and this proposed extension will be unobtrusive in the context of the large hidden rear garden and the high brick boundary walls. A further reduction of this extension would not make the flat viable for a young family use.

This garden at 30m length is extremely long, and some neighbouring buildings have left a sizeable part of their garden unused making it fully grown over. Therefore, the proposed rear extension could not be seen from Opidan and Ainger Road, the Primrose Court passage or any other public domain being fully grown in by mature and protected trees all along this terrace (see photos).

Further, with the set back of the new extension from the side passage it would also not be possible to see the proposed new side wall from the street view. As a result, none of this proposed extension can be seen from any public space.

### **Design Features**

The new rear extension will be set back from the side passage, and on the other side be set in from the boundary on the joined-up property side. There are high brick walls on either side preventing any visual interference with the neighbours.

A 3-sided pitch roof will be sliding down from the bay window above to create an integrated geometric composition between old and new. A fully glazed rear elevation will open to the long garden. The full height double glazing with double sliding doors will be with slim line anodized white glazing frames. A full height narrow glazing panel on either side near to the main building will help to provide additional light into the rear of the extension and towards the internal open plan kitchen.

The roof slates and the brick side walls will match the existing materials.

The adjacent properties would not be affected by overlooking or loss of privacy.

